

**TOWN OF NORTH HEMPSTEAD****BOARD OF ZONING APPEALS****NEW CASES****APRIL 20, 2011**

**APPEAL #19070 – Haseeb Latchana**, variance 70-100.1.A(2)(4)(b) to permit the maintenance of a brick wall and fence in a required front yard setback; W/side #190 Cherry Ln., 40' N/of Whittier Ave., Floral Park, Sec. 8, Blk. 97, Lots 63-65, R-C District.

***GRANTED IN PART WITH CONDITIONS***

**APPEAL #19071 – Emilio Susa/Brian Servat**, variance 70-40.B to permit an addition and alteration to a single family dwelling into an established insufficient front yard setback; N/E/cor. #67 Laurel Dr., and Major Ln., New Hyde Park, Sec. 8, Blk. 307, Lot 3, R-B District.

***RESERVED DECISION***

**APPEAL #19072 – Sukhdev Reehal**, variances 70-50.A & 70-208.F to permit an addition and alteration into an established insufficient front yard setback, W/side of #66 Elm Ct., 85.27' N/of Maple Dr., New Hyde Park, Sec. 8, Blk. 332, Lot 25, R-C District.

***WIDTHDRAWN***

**APPEAL #19073 – Neville Chin**, variances 70-100.2.A(2) & 70-229.A to permit the maintenance of a fence and wall in a required front yard setback and non compliance of previous appeal #14781, not maintaining trees located along Fifth Avenue; S/E/cor. #8 Fulton Ave. and Fifth Ave., Garden City Park, Sec. 33, Blk. 135, Lot 602, R-C District.

***GRANTED WITH CONDITIONS***

**APPEAL #19074 – Anthony Garrett/Nick Katorpodis**, variances 70-103.B & M, 70-231, 70-134, 70-203.G & Q, & 70-44 to permit the construction of a new mixed-use commercial building with insufficient parking, landscaping area, rear yard setback, parking within a front yard, and into a residential district; N/E/cor. #679 Port Washington Blvd. and Park Ave., Port Washington, Sec. 6, Blk. 2, Lots 115 & 277, B-A/R-C District.

***ADJOURNED***

**APPEAL #19075 – Carissa Suma**, variances 70-103.A, B & F to permit an alteration to an existing commercial building to a medical use with insufficient parking and loading zones; N/E/cor. of #941 Port Washington Blvd. and Campus Dr., Port Washington, Sec. 6, Blk. 80, Lot 57, B-A District.

***ADJOURNED***

**APPEAL #19076 – South Shore D-Lites, LLC**, conditional use 70-139.A to permit a conversion of a commercial building to a food use; S/W/cor. #5 Glen Cove Rd. and Town Path, Rd., Greenvale, Sec.7, Blk. D, Lot 233, B-B District.

***GRANTED WITH CONDITIONS***

**APPEAL #19077 – Lawrence Mansutto/Hercules Group**, variance 70-196.J(1)(b) to permit the erection of a wall sign exceeding the permitted height from ground level, N/W/cor. #66 Powerhouse Rd. and Coolidge Ave., Roslyn Heights, Sec. 7, Blk. H, Lot 426, B-A District.

***DENIED***

**APPEAL #19078.A – Canyon Donuts NHP, Inc.**, conditional use 70-126 to permit the conversion of a commercial building to a food use; S/E/cor. #1600 Hillside Ave. and New Hyde Park Rd., New Hyde Park, Sec. 8, Blk. 211-13, Lot 199, B-A/R-C District.

***GRANTED WITH CONDITIONS***

**APPEAL #19078.B – Canyon Donuts NHP, Inc.**, variance 70-196 to permit the erection of a detached sign not in compliance with Town Code; S/E/cor. #1600 Hillside Ave. and New Hyde Park Rd., New Hyde Park, Sec. 8, Blk. 211-13, Lot 199, B-A/R-C District.

***GRANTED***

**ADJOURNED CASE**

**APPEAL #19046 – Kurt Jacobs, R.A./David Higuita/Jaime Guzman**, conditional use 70-231 to permit an alteration to a single family dwelling to a mother-daughter use; N/E/cor. #273 Monitor St. & Roman Ave., Westbury, Sec. 11, Blk. 95, Lot 26, R-C District.

***ADJOURNED***